

COLUMBIA TOWNSHIP PLANNING COMMISSION

Columbia Township Hall
8500 Jefferson Rd. Brooklyn MI 49230

Tuesday, December 5, 2023

7:00 PM

Public Hearing

Minutes

Call to order, Pledge of Allegiance: Chairperson Wanty called the meeting to order at 7:00 p.m. and the pledge of allegiance was recited.

Roll Call: Mr. Trout called the roll: Present: Chairperson Todd Wanty, Secretary Mike Trout, Mike McKay, Krissie Barnes, Hollis Jeffreys; Absent: Vice-Chair Bob Jenson; Recognized Guests: Rick Church, Mark Eidelson

Note: There is a vacant seat.

Approval of Agenda: *Motion by Mr. Wanty, supported by Mr. Jeffreys to approve the agenda. Ayes all. Motion Carried.*

Approval of Minutes from Thursday November 16, 2023: *Motion by Mr. Jeffreys, supported by Mr. McKay, to approve the minutes as presented. Ayes all. Motion Carried*

Purpose of meeting: Chair Wanty presented the purpose of this final required meeting for 2023.

- a. Public hearing for proposed Zoning Ordinance Amendments
- b. Election of Officers for 2024
- c. Set dates for 2024 required meetings

Public Comment: Chair Wanty opened the public comment period at 7:04 p.m. Diane Smith updated the Commission on the proposed site plan for 9224 Hyde Rd. (former Clarklake Community Church) including a map of the potential road relocation. The Chair closed the public comment period at 7:10 p.m.

Old Business:

Community Survey – No update. Mr. McKay asked how many surveys were completed. Mr. Church indicated he would get the information. It was determined to remove this item from old business in the future.

Master Plan Update – No update.

New Business:

- a. Public hearing for proposed Zoning Ordinance Amendments. Mr. Wanty opened the public hearing at 7:12 p.m., and read the summary of zoning ordinance amendments as described in the public notice and detailed in the correspondence from Mr. Eidelson (LandPlan) dated October 25, 2023. Mr. McKay expressed concern regarding the regulations allowing approval by the zoning administrator without a certified survey in certain instances. Mr. Church indicated that implementing the provisions could potentially require some type of acceptable certification by the property owners. Mr. Eidelson suggested that a disclaimer could be added to the application that would help ensure compliance and protect the Township. The Chair closed the public hearing at 7:29 p.m.

Mr. Wanty made the motion, supported by Mr. McKay to recommend approval of the proposed zoning ordinance amendments to the Township Board as presented, and in accordance with the correspondence from LandPlan dated October 25, 2023; and further to submit the amendments to Region II Planning Commission for comments. Ayes all. Motion Carried

- b. Election of Officers for 2024. Mr. Wanty made the motion supported by Mr. Jeffreys to approve the following as officers for 2024.

- Mr. Wanty – Chairperson
 - Mr. Jenson – Vice Chairperson
 - Mr. Trout – Secretary
- Ayes all. Motion Carried*

- c. Set dates for 2024 required meetings. Mr. Wanty made the motion, supported by Mr. Trout to approve the following dates for the four required meetings in 2024.

- January 23
- April 26
- August 13
- December 10

Ayes all. Motion Carried

Public Comment: Chair Wanty opened the public comment period at 7:36 p.m. Mr. Eidelson briefed the Commission on the impacts of Public Act 233 regarding approval of large wind and solar systems. Brad Smith commented with a suggestion to require some sort of provision requiring a performance bond and assurances to maintain the integrity of the systems throughout the useful life. The Chair closed the public comment period at 7:49 p.m.

Commissioner Comments: Mr. McKay noted that the official zoning map should be updated to reflect recent rezoning of property at US127 and Vicary Rd.

Adjournment: Chair Wanty made the motion supported by Mr. Trout to adjourn at 7:51 p.m. Ayes all. Motion Carried.

RESPECTFULLY SUBMITTED
Mike Trout, Secretary